Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Emmerson Court, Mill Park Vic 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $700,000 & $750,000

Median sale price

Median price $808,800 Property Type House Suburb Mill Park

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Centenary Dr MILL PARK 3082	$715,000	07/12/2024
2	15 Mary Bryant Ct MILL PARK 3082	$735,000	09/11/2024
3	3 Gibbons Dr EPPING 3076	$720,000	12/10/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/03/2025 13:57

3 Emmerson Court, Mill Park Vic 3082

Walter Orlandi
03 9070 5095
0400 580 601
walterorlandi@jelliscraig.com.au



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
December quarter 2024: $808,800

Comparable Properties



1 Centenary Dr MILL PARK 3082 (REI/VG)

3 1 2

Price: $715,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



15 Mary Bryant Ct MILL PARK 3082 (REI/VG)

3 1 2

Price: $735,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



3 Gibbons Dr EPPING 3076 (REI/VG)

4 2 2

Price: $720,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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